



4 Williams Court 72 The Ridgeway, Enfield, EN2 8GG

£575,000



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Welcome to this exquisite luxury apartment located in the desirable Williams Court on The Ridgeway, Enfield. This nearly new property, built in 2023 by the esteemed Gade Homes, offers a perfect blend of modern elegance and comfort.

As you enter, you will be greeted by a spacious reception room that seamlessly flows into the contemporary design of the apartment. The herringbone flooring, complemented by underfloor heating throughout, creates a warm and inviting atmosphere. The living area features a stylish media wall and a modern fireplace, making it an ideal space for relaxation and entertainment.

The apartment boasts a well-appointed bedroom, providing a tranquil retreat for rest. The bathroom is designed with modern fixtures, ensuring both functionality and style.

One of the standout features of this property is the impressive 18ft balcony, perfect for enjoying your morning coffee or unwinding in the evening while taking in the views. Additionally, the apartment comes with allocated parking for one vehicle, adding to the convenience of modern living. Residents can also enjoy the beautifully maintained communal gardens, offering a serene escape right at your doorstep.

This property is backed by the 'Q Assure' Guarantee, providing peace of mind for your investment. With its prime location and luxurious amenities, this apartment is an exceptional opportunity for those seeking a contemporary lifestyle in Enfield. Don't miss the chance to make this stunning apartment your new home.



Hallway

Herringbone flooring, under floor heating, video entry phone system, large storage cupboard with plumbing for washing machine, additional storage cupboard, spotlights, doors leading to lounge, bedroom and bathroom.

Lounge 18'7" x 14'10" (5.66m x 4.52m)

Dual aspect double glazed windows, double glazed patio doors leading to balcony, herringbone flooring, under floor heating, spotlights and media wall with modern feature fireplace.

Kitchen 13'0" x 9'9" (3.96m x 2.97m)

Double glazed window to side aspect, double glazed patio doors leading to balcony, eye and base level units with granite worktop surfaces and splashbacks, fitted five point gas hob with extractor hood, fitted double oven and microwave, integrated dishwasher and fridge/freezer, spotlights, herringbone flooring with under floor heating.

Bedroom One 13'0" x 13'0" (3.96m x 3.96m)

Double glazed window to rear aspect, fitted wardrobe and under floor heating.

Bathroom

Four piece suite comprising of tile enclosed bath with bespoke mixer tap and shower attachment, walk in double shower cubicle, vanity sink with mixer tap, low flush concealed W.C, spotlights, heated towel rail, tiled floor and part tiled walls.

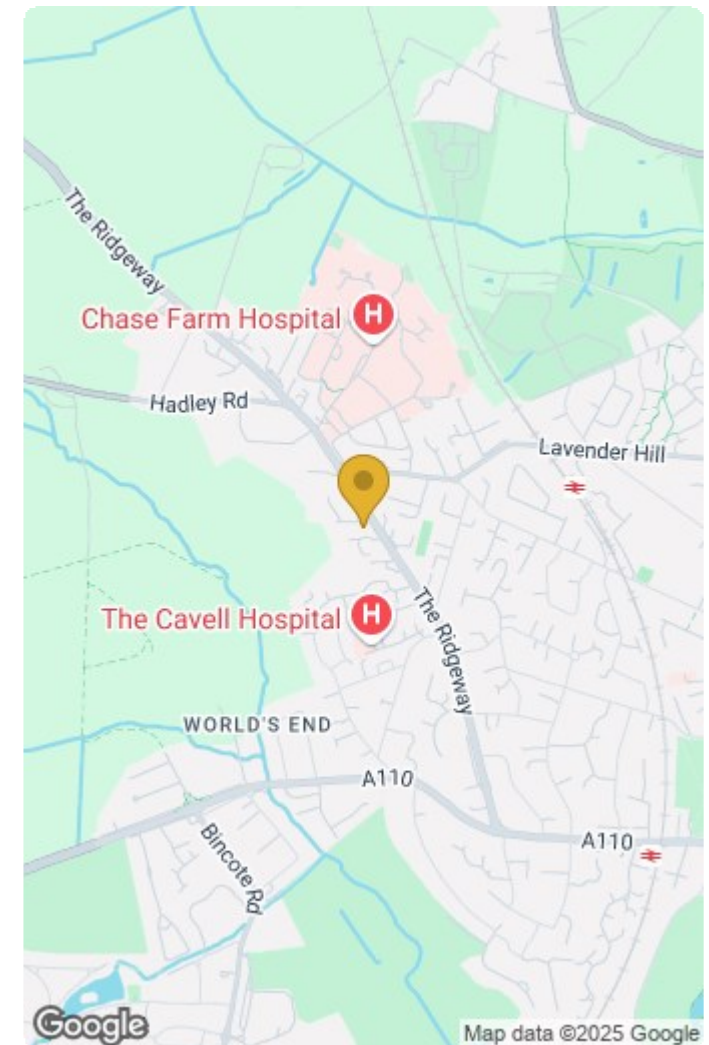
Balcony 18'0" x 6'2" (5.49m x 1.88m)

Lanes Estate Agents Enfield Town Reference Number

ET5248/AX/AX/AX/010525







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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